



LAND FOR SALE

# THE AVENUE AT GRANDVIEW PAD SITES

GRANDVIEW BLVD., MADISON, MS 39110

**Scott Overby, CCIM CPM**  
Principal Broker | Overby, Inc.  
601.366.8600  
scott@overby.net

**Amanda Principe Overby, CCIM**  
COO | Broker Associate  
601.366.8600  
amanda@overby.net





## PROPERTY DESCRIPTION

Anchoring Madison's premier retail corridor, the 55+/- acre site is prominently situated on the northeast corner of Grandview Blvd. and Madison Avenue. The Avenue at Grandview is a multi-phase development with several remaining out parcels offering excellent visibility with convenient access. Pad sites are proposed in size and design but can be combined or reconfigured as needed for potential end users. Interior pad sites, build-to-suit options and in-line space for medium and large box users are also available.

## LOCATION DESCRIPTION

Consistently recognized as one of the top places to live by multiple national publications and websites, the once small farming community of Madison is home to the state's highest household income and continues to post record setting annual growth. Located approximately ten miles from the state's capital, the site is well positioned in the market with convenient access to Interstates 55, 20 and 220.

## PROPERTY HIGHLIGHTS

- Zoned C-3 General Commercial
- Prime location in Madison, MS
- Ideal for retail or restaurant use
- Ample parking space available
- High traffic visibility
- Proximity to major highways
- Surrounded by established businesses

## OFFERING SUMMARY

<b>Development Size:</b>	55.54 +/- acres
	4,419,322 +/- sf
<b>Lot Sizes:</b>	0.9 ac - 5.0 ac
<b>List Price:</b>	\$18.00/sf
<b>Build to Suit:</b>	Available
<b>Traffic Counts:</b>	
<b>I-55</b>	82,000 ADT
<b>Grandview Blvd.</b>	18,000 ADT
<b>Madison Ave.</b>	9,200 ADT
<b>Zoning:</b>	C-3 General Commercial

**Scott Overby, CCIM CPM**  
Principal Broker | Overby, Inc.  
601.366.8600  
scott@overby.net

**Amanda Principe Overby, CCIM**  
COO | Broker Associate  
601.366.8600  
amanda@overby.net





# FOR SALE THE AVENUE AT GRANDVIEW - PAD SITES

ADDITIONAL PHOTOS



KEY	
A	1.6 Acres
B	0.9 Acres
C	1.1 Acres
D	2.3 Acres
E	1.4 Acres
F	1.5 Acres
G	1.4 Acres
H	1.6 Acres
I	2.3 Acres

**FUTURE DEVELOPMENT**  
36.2 ACRES

**Scott Overby, CCIM CPM**  
Principal Broker | Overby, Inc.  
601.366.8600  
scott@overby.net

**Amanda Principe Overby, CCIM**  
COO | Broker Associate  
601.366.8600  
amanda@overby.net



# FOR SALE THE AVENUE AT GRANDVIEW - PAD SITES

ADDITIONAL PHOTOS



**Scott Overby, CCIM CPM**  
Principal Broker | Overby, Inc.  
601.366.8600  
scott@overby.net

**Amanda Principe Overby, CCIM**  
COO | Broker Associate  
601.366.8600  
amanda@overby.net

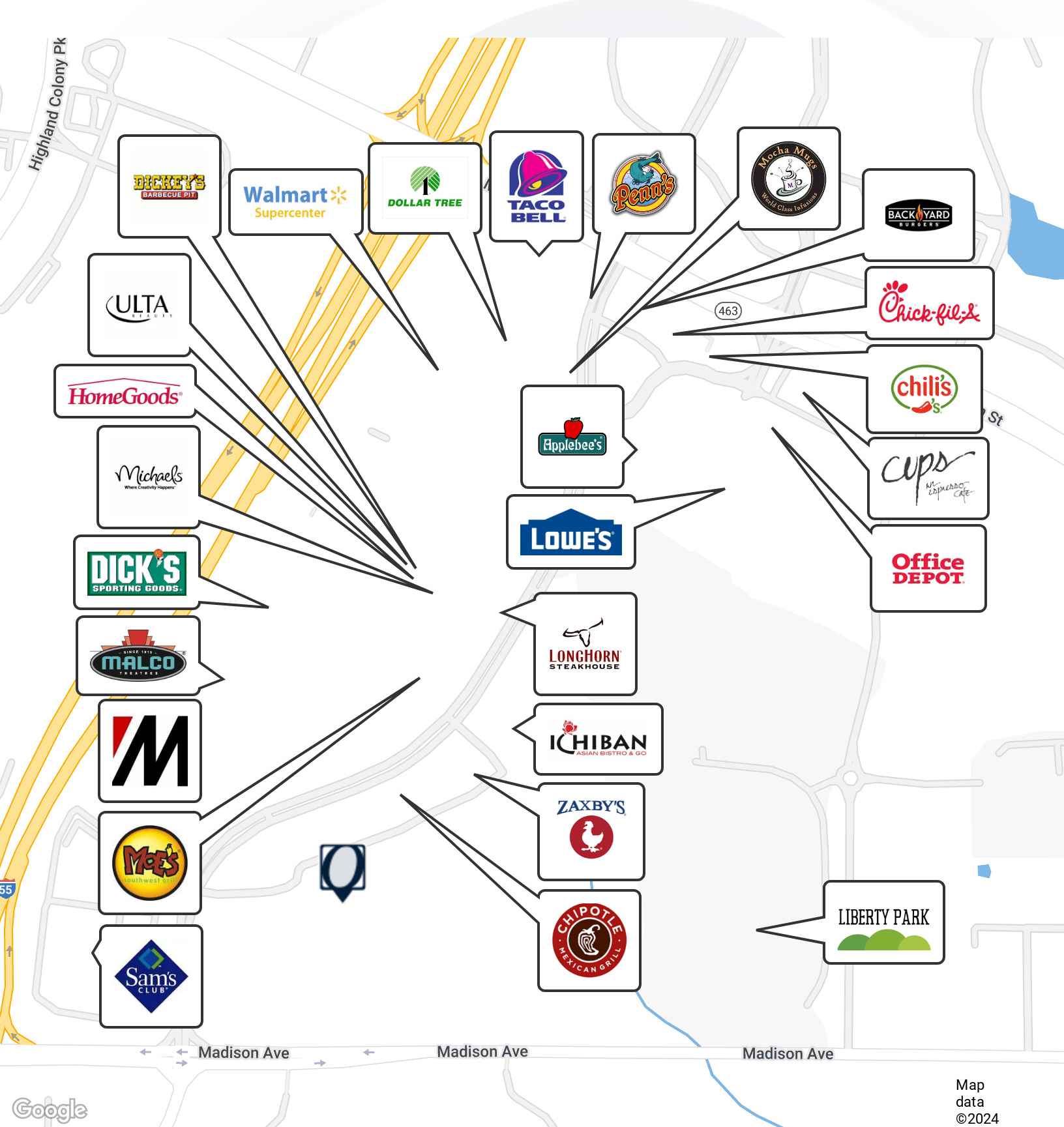


Overby Commercial • P.O. Box 4644, Jackson, MS 39296 • 601.366.8600 • [overby.net](http://overby.net)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change.

# FOR SALE THE AVENUE AT GRANDVIEW - PAD SITES

RETAILER MAP

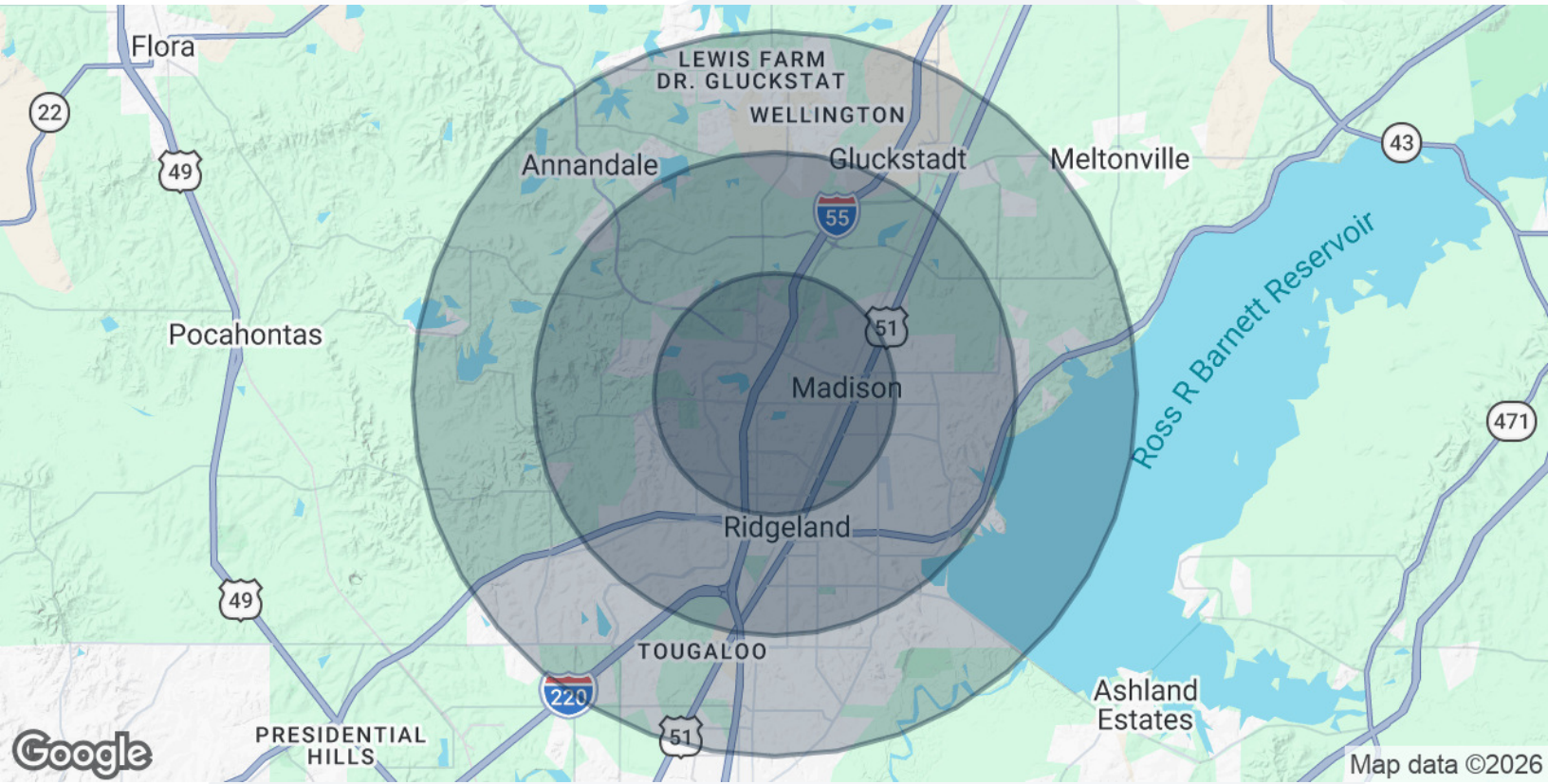


Map data ©2024

**Scott Overby, CCIM CPM**  
Principal Broker | Overby, Inc.  
601.366.8600  
scott@overby.net

**Amanda Principe Overby, CCIM**  
COO | Broker Associate  
601.366.8600  
amanda@overby.net





POPULATION	2 MILES	4 MILES	6 MILES
Total Population	11,228	49,779	93,683
Average Age	44	42	40
Average Age (Male)	42	40	39
Average Age (Female)	46	43	42
HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	4,293	19,779	37,830
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$140,084	\$129,835	\$115,629
Average House Value	\$362,498	\$368,932	\$335,281

Demographics data derived from AlphaMap

**Scott Overby, CCIM CPM**  
 Principal Broker | Overby, Inc.  
 601.366.8600  
 scott@overby.net

**Amanda Principe Overby, CCIM**  
 COO | Broker Associate  
 601.366.8600  
 amanda@overby.net





**SCOTT OVERBY, CCIM CPM**

Principal Broker | Overby, Inc.

scott@overby.net

Direct: **601.366.8600** | Cell: **601.624.8511**

MS #B16214 // AR #PB00084460 / LA #BROK.995709122-ACT

**PROFESSIONAL BACKGROUND**

Since 2003, Scott has been the president and principal broker for Overby, Inc., leveraging his real estate and financial experience to offer strategic consulting and brokerage services. His career began in 1986 as a seasonal employee in theme parks, eventually overseeing operational standardization and training for Six Flags' thirty-nine U.S. properties. This experience transitioned him into commercial brokerage and development in 2002.

Scott earned the CCIM designation in 2008 and the IREM CPM designation in 2020, demonstrating his proficiency in theory and practice. He has received numerous accolades, including REALTOR of the Year by the Mississippi Commercial Association of REALTORS and was the Susan J. Groeneveld Awardee for the CCIM Institute's 2023 Jay W. Levine Leadership Development Academy.

Scott actively participates in professional, civic, and cultural organizations, serving on the CCIM Board of Directors, Strategic Planning Committee, Finance Committee, and as the 2025 Member Services Presidential Liaison. He is a past President of the CCIM Chapter of Mississippi and Friends of Children's Hospital.

**EDUCATION**

George Mason University, Bachelor of Arts in Communications and Marketing, 1993

**MEMBERSHIPS**

- Certified Commercial Investment Member (CCIM)
- Certified Property Manager (CPM)
- Building Owners and Managers Association International (BOMA)
- Institute of Real Estate Management (IREM)
- International Council of Shopping Centers (ICSC)
- CCIM Institute Board of Directors
- CCIM Member Services PL (2025)
- CCIM Strategic Planning Committee
- CCIM Finance Committee
- Former President, CCIM Mississippi Chapter
- Former President, MS Commercial Association of REALTORS (MCAR)
- Former President, Central MS MLS
- Former President, Friends of Children's Hospital

**Overby**  
P.O. Box 4644  
Jackson, MS 39296  
601.366.8600

**Scott Overby, CCIM CPM**  
Principal Broker | Overby, Inc.  
601.366.8600  
scott@overby.net

**Amanda Principe Overby, CCIM**  
COO | Broker Associate  
601.366.8600  
amanda@overby.net

